

FEE \$ <u>10.00</u>
TAPS
SIF \$

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82649



Your Bridge to a Better Community

BLDG ADDRESS 2614 F 3/4 SQ. FT. OF PROPOSED BLDGS/ADDITION 936
 TAX SCHEDULE NO. 2945-022-13-004 SQ. FT. OF EXISTING BLDGS 2600
 SUBDIVISION Kip Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 3536
 FILING _____ BLK _____ LOT 4 NO. OF DWELLING UNITS:
 Before: 3 After: 3 this Construction
 (1) OWNER Modesto Galvan NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2614 F 3/4 Rd USE OF EXISTING BUILDINGS Storage
 (1) TELEPHONE 970 243-12362 DESCRIPTION OF WORK & INTENDED USE Garage + Storage
970 248-9070
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 20 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

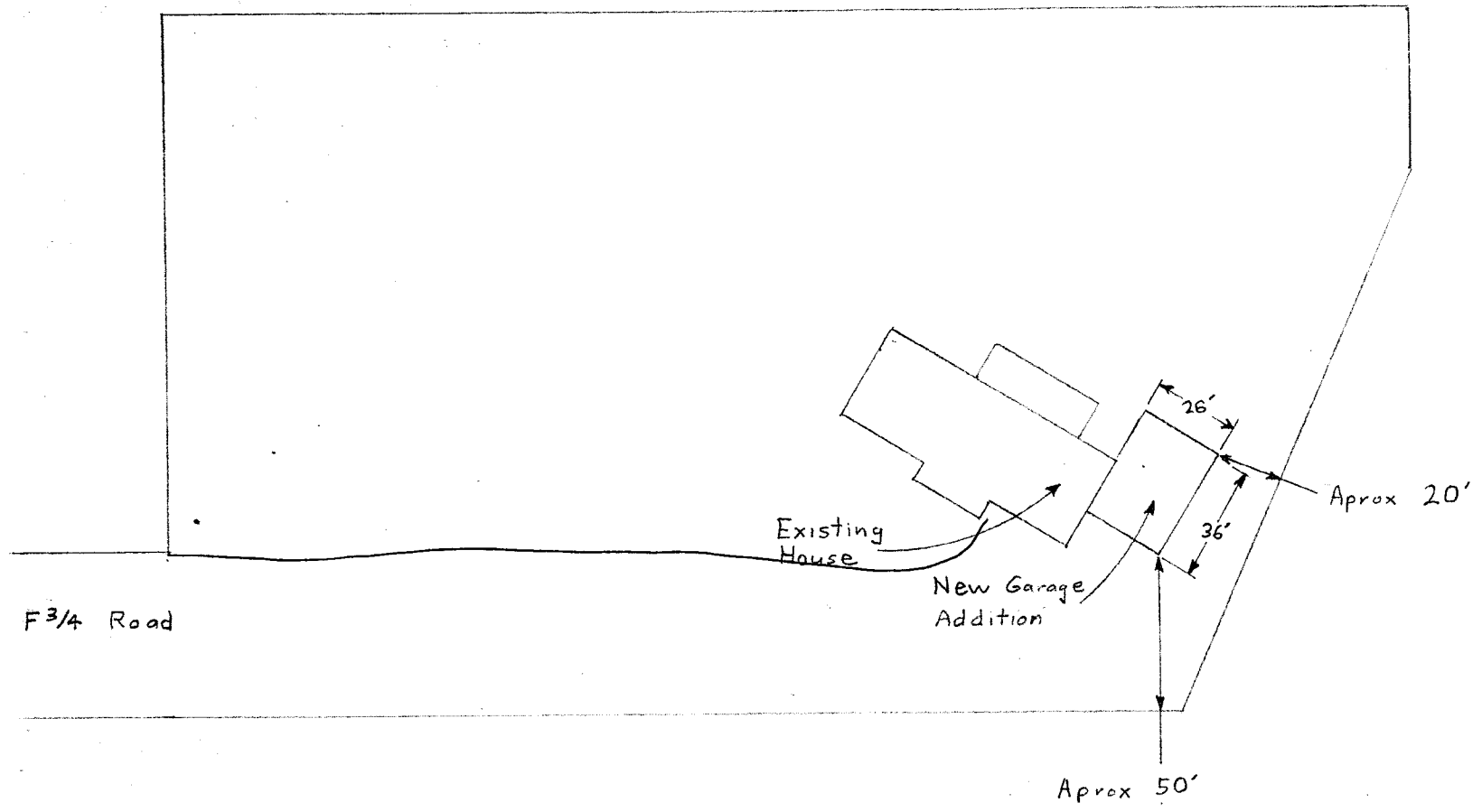
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Modesto Galvan Date 12/3/01
 Department Approval Gayle Henderson Date 12-18-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Septic System Still in place</u>
Utility Accounting <u>Kate Erbeberg</u>		Date <u>12/18/01</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



12-18-01
ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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 Scale 1"=50'

Site Plan
 2614 F 3/4 Rd. Grand Jet Co
 2945-022-13-004
 Lot 4 Kipp Subdivision